



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

April 2, 2018

9:30

Calendar No. 18-58: 1135 Parkwood Ave.

**Ward 9
Kevin Conwell
23 Notices**

Helping Hands and Loving Hearts, owner, proposes to change use to a state licensed Residential Facility for up to five residents in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Sections 337.03(b) and 337.02(h) which state that a state licensed residential facility for up to five residents is permitted provided it is located not less than 1,000 feet from another Residential facility. Proposed use is within 1,000 feet of another Residential Facility, the Enrichment house adult family home at 1128 East 114 Street. (Filed March 1, 2018)

9:30

Calendar No. 18-61: 1257 East 89 Street

**Ward 7
Basheer S. Jones
13 Notices**

Taalib Abdullah, owner, proposes to change use from Type 'B' day care to Type 'A' day care in a B1 Two Family Residential District. The owner appeals for relief from the strict application of Section 337.03 of the Cleveland Codified Ordinances which states that child care use requires approval from the Board of Zoning Approval and is required to be 30' from any adjoining premises in residence district not use for a similar purpose. (March 2, 2018)

9:30

Calendar No. 18-62: 2104 West 25 Street

**Ward 3
Kerry McCormack
16 Notices**

United Twenty-Fifth Building, LLC., owner, proposes to add a residential unit to existing commercial, non-residential building in a C4 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that in a "C" area district the maximum gross floor area of the building used as residential area cannot exceed $\frac{1}{2}$ the lot area. In this case the lot size is 4,671 square feet and the building has four floors with 4,620 square feet on each floor.
2. Section 357.01(c) which states that rear and side yards are required for all residential buildings in Local Retail Business Districts.
3. Section 357.09(b)(2)(c) which states that an interior side yard of 8 feet is required and no interior side yard is provided.
4. Section 357.05(a) which states that a side street yard of 5 feet is required and no street yard is provided.
5. Section 357.08(b)(2) which states that a rear yard of 20 feet is required. (Filed March 6, 2018)

9:30

Calendar No. 18-63: 13820 Lorain Ave.

**Ward 16
Brian Kazy
31 Notices**

Overland Associates, owner, proposes to change use to 110,000 square foot indoor storage facility (second floor to be added to existing 55,000 square foot building), and to construct 3,050 square foot retail building and 3 additional storage buildings in a C2 Semi-Industry District, B3 General Industry District and an Urban Form Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 348.04(d)(1) which states that new buildings are required to have a front yard depth of 8 feet maximum from the principal street frontage. Three new buildings are proposed at rear of lot, more than 800 feet from principal street frontage.
2. Section 348.04(d)(2) which states that a frontage build-out of at least 80% of principal street frontage is required, with a maximum 20% of this requirement permitted to be met with a street screen. In this case approximately 47% of principal street frontage (with a maximum of 20% street screen) is built-out.
3. Section 341.02 which states that review and approval of the City Planning Dept/Commission is required for project located in a designated Design Review District. (Filed March 7, 2018)

9:30

Calendar No. 18-65: 3800 Euclid Avenue

**Ward 7
Basheer S. Jones
12 Notices**

3800 Euclid House, LLC., owner, proposes make interior and exterior alterations to establish use as 12 apartments on second floor and 2,750 square feet of retail on first floor in an E4 General Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.08(b)(2) which states that a 20 foot rear yard is required for a residence building and no rear yard is provided.
2. Section 357.09(b)(2)(C) which states that interior side yards in the amount of 8 feet are required and none are provided.
3. Section 341.02 which states that Landmarks Commission/Department approval is required. (Filed March 9, 2018)

POSTPONED FROM FEBRUARY 12, 2018

9:30

Calendar No. 17-361: 5804 Denison Ave.

**Ward 14
Jasmine Santana
19 Notices**

Fulton Denison LLC., owner, proposes to construct a parking lot in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.07 which states that all accessory off-street parking spaces shall be provided with wheel or bumper guards that are so located that no part of a parked vehicle will extend beyond such parking spaces.

2. Sections 352.09 through 352.11 which state that an 8 foot wide transition strip is required where parking lot is adjacent to residential and a 1 foot wide transition strip is proposed.
3. Section 349.07 which states that parking space and maneuvering areas shall be hard surfaced and properly drained. (Filed December 4, 2017- No Testimony) *SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE DEVELOPMENT CORPORATION TO ALLOW TIME FOR THE COMMUNITY PROCESS TO TAKE PLACE.*

POSTPONED FROM MARCH 12, 2018

9:30

Calendar No. 18-46:

**4005-4017 Lorain Ave.
(AKA 3829 Lorain Ave.)**

**Ward 3
Kerry McCormack
20 Notices**

Triban Investments, LLC., owner, and Brent Zimmerman prospective purchaser propose to construct a mixed use building consisting of retail stores and 33 townhouse units in a C3 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.031(g) which states that a 20' Rear yard is required where 13.93 feet are proposed.
2. Section 349.04(a)(f) which states that 36 parking spaces are required and 23 parking spaces are provided. (Filed February 15, 2018-No Testimony) *FIRST POSTPONEMENT MADE DUE TO AN ERROR ON THE NOTICE OF NONCONFORMANCE.*

POSTPONED FROM MARCH 19, 2018

9:30

Calendar No. 18-049:

650 Harrison Street

**Ward 3
Kerry McCormack
6 Notices**

Allied Corporation, owner, proposes to establish use as hot mix asphalt plant on a parcel of land located in B3 Semi-Industry and General Industry. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345.04(b) which states that the use is prohibited as the main or primary use of the premises and is permitted only as accessory or incidental to a permitted use and only if approved by the Board of Zoning Appeals through a Special Permit granted in accordance with the standards of division 345.04(c) of this section.
2. Section 345.04(a)(3) which states that open yard storage shall be enclosed within a minimum seven feet high solid masonry wall or slightly solid nontransparent well maintained substantial fence not closer to the street line than the setback building line.
3. Section 349.07(a) which states that accessory off street parking spaces, driveways and vehicle maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, and surfaced with concrete, asphalt, or other acceptable paving material maintained in good condition. No drainage or specific paving detail shown. Driveway and aprons must also be shown on plan. (Filed February 23, 2018-No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR TIME FOR FURTHER REVIEW.*

